

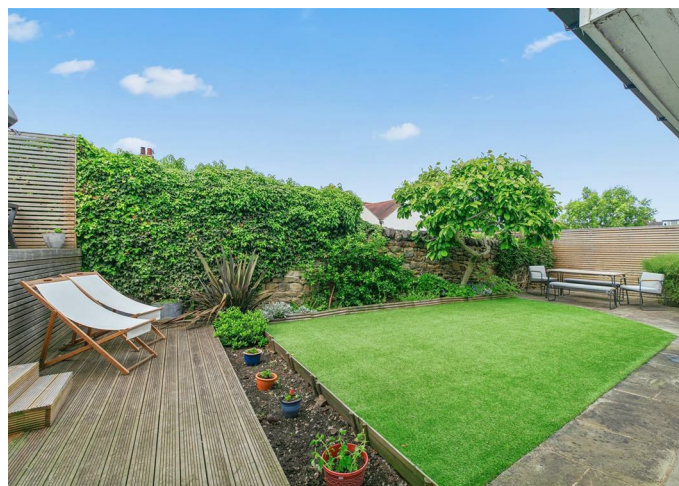


**1 CAMBRIDGE STREET,  
OTLEY  
LS21 1JL**

**Asking price £515,000**

### FEATURES

- Beautifully Presented Five Bedroomed Detached House
- Separate Snug / Playroom With Attractive Wall Panelling & Excellent Built In Storage
- Two Smartly Appointed Bathrooms To The First Floor
- Neat Fully Enclosed Rear Garden, Good Parking And A Single Garage
- Fantastic Open Plan Living To A Living Room, Dining Area & Kitchen
- Valuable Downstairs WC And A Utility Room
- Light & Airy With Plantation Shutters Fitted To The Ground Floor Windows & French Doors
- Excellent EPC Rating Of C / Tenure Freehold / Council Tax Band E



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# Stunning 5 Bedroom Detached House, Close To The Town Centre

**\*\* LAUNCH DAY SAT 14TH JUNE - REGISTER TO BOOK YOUR SLOT\*\*** A beautifully presented contemporary modern detached home with neat enclosed gardens, good parking and a garage. Located within a very popular neighbourhood, only a short distance from Otley town centre and its excellent amenities, 1 Cambridge Street has been lovingly modernised and improved and now offers a stunning turn key home that is ready to move into. The accommodation is arranged over two floors and incorporates five bedrooms, there are two bathrooms as well as a valuable downstairs wc. The living space in this stunning home is superb, offering a fantastic light and airy open plan living room, dining area and kitchen that all seamlessly flow together, as well as having an additional separate reception room and a utility room. Complemented by fresh decorations and plantation shutters to the ground floor, we strongly recommend an appointment to view this fine home in order to fully appreciate the excellent accommodation and the space on offer here. To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hallway

Via a modern composite outer door with two glazed insets and a long full height window to its side. Attractive wooden flooring, a central heating radiator and the staircase to the first floor.

## Open Plan Living Room, Dining Area & Kitchen

### Living Room 12'11" x 12'9" (3.94m x 3.89m)

With a focal wood burning stove inset to the chimney breast, attractive wooden flooring and a bow window to the front elevation with attractive plantation shutters fitted.

### Dining Area 21' x 11'11" (6.40m x 3.63m )

Twixt the living room and the kitchen, flowing seamlessly, this light and airy dining area includes two sets of French doors with Plantation shutters to the rear garden, attractive wooden flooring and two central heating radiators.

### Kitchen 14'3" x 9'11" (4.34m x 3.02m)

Offering great worksurface space and an excellent number of fitted kitchen units, this smartly appointed

kitchen also includes an integrated fridge-freezer and dishwasher, an electric double oven and a five ring gas hob with an extractor hood over. Attractive wooden flooring and a window to the rear with plantation shutters fitted.

### Snug / Playroom 14' x 12'6" (4.27m x 3.81m)

With smartly fitted storage cupboards and cabinets to one wall together with matching wood panelling to the walls, this lovely cosy room is an ideal snug or playroom. Central heating radiator, and a window to the front elevation with plantation shutters fitted.

## Utility Room

A great place to come in, kick off those muddy boots and wet coats, the Utility room has practical tiled flooring, fitted kitchen units, the central heating boiler, plumbing for a washer and a dog shower. Window and door to the rear garden.

## Downstairs WC

With a low suite w.c and window to the side elevation.

## First Floor Landing

Providing two useful storage cupboards and access to the following rooms:

### Bedroom 1. 13'6" x 12'11" (4.11m x 3.94m)

Central heating radiator and a window to the front elevation with glimpse views of the Chevin.

### Bedroom 2. 13'11" x 9'5" (4.24m x 2.87m)

Central heating radiator, built in cupboard and a window to the front elevation.

### Bedroom 3. 13'10" x 8'11" (4.22m x 2.72m)

Central heating radiator, built in cupboard and a window to the rear elevation.

### Bedroom 4. 11'5" x 11' (3.48m x 3.35m)

Central heating radiator and a window to the rear elevation.

### Bedroom 5 or Office 9'1" x 6'5" (2.77m x 1.96m)

Central heating radiator and a window to the front elevation.

## Bathroom

Fitted with a smart modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wall hung sink and a low level w.c Complemented by attractive tiled walls, a chrome central heated towel rail and windows to the rear elevation.

## Shower Room

Once again smartly presented with a modern three piece suite, fitted with a walk in shower and glazed screen, a wash hand basin and wc to a vanity unit, attractive tiled walls and a chrome central heated towel rail. Velux window for natural light.



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### Outside

To the front the property provides good private off road parking and an attached single garage (18'1" x 8'11"). Moving around to the rear is a neat fully enclosed garden that includes an artificial lawn for use all year round, stone paved patio to one side and a raised decked patio to the other side, perfectly located to make the most of the summers sunshine. Neat borders with a selection of shrubs and bushes, stone walling and fencing enclosing.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Road Parking & A Single Garage

### Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

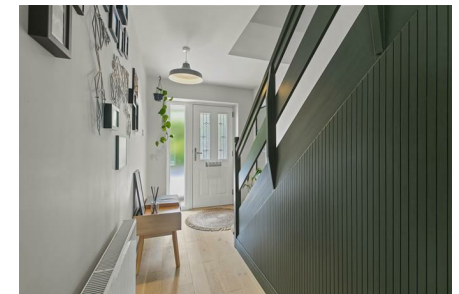
### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

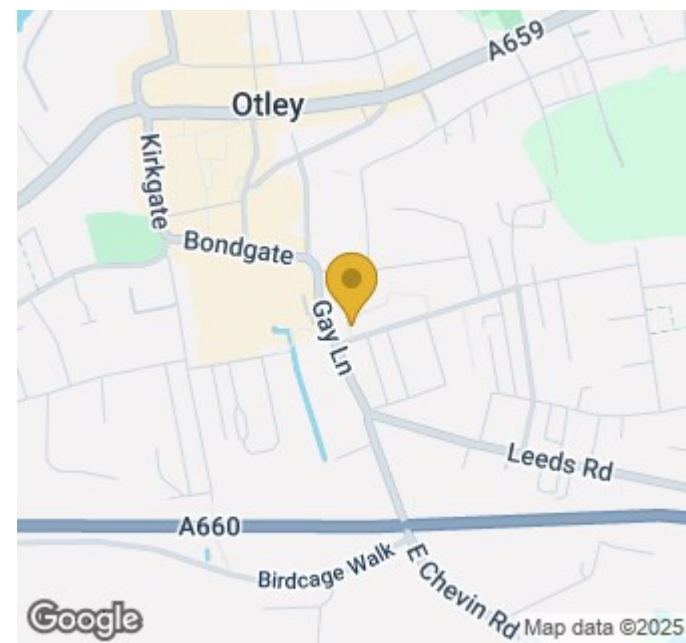


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



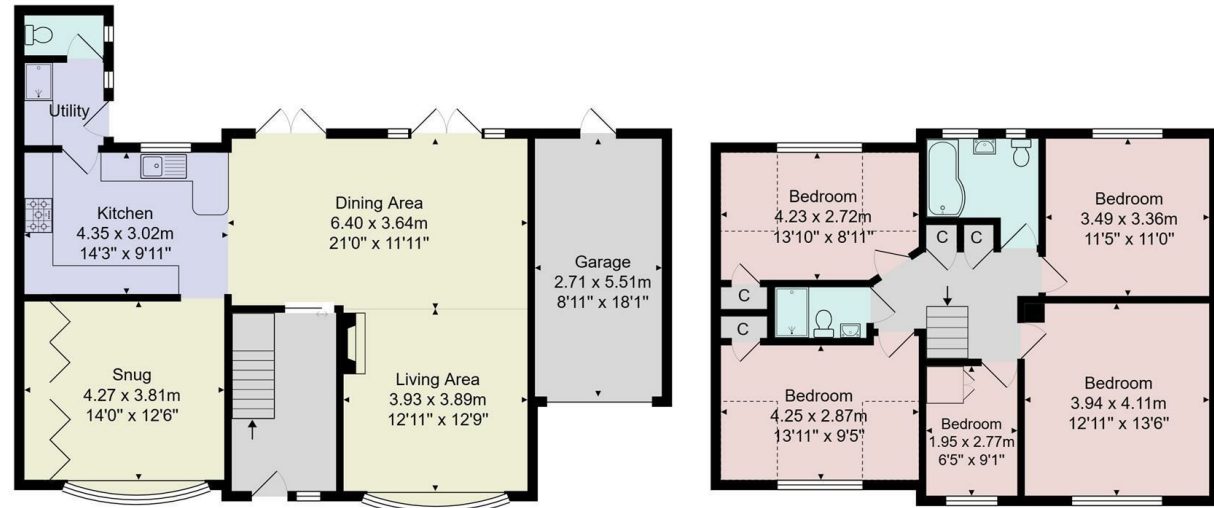
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Total Area: 177.3 m<sup>2</sup> ... 1908 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.